

October 21, 2025
Via Electronic Mail & Hand Delivery

Town of Waterford
Planning and Development Department
15 Rope Ferry Road
Waterford, CT 06385

Attn: Mark Wujtewicz, Town Planner

**Re: Site Plan Application Submission
Proposed Restaurant Depot Development
161 Waterford Parkway North
Waterford, Connecticut**

Stormwater Management Memorandum

This memorandum outlines the proposed stormwater management improvements associated with the redevelopment of the property located at 161 Waterford Parkway North for the proposed Restaurant Depot Building. The proposed project will include the construction of an approximately 45,447 square foot Restaurant Depot Building with associated redeveloped parking area, landscaped islands and minor stormwater improvements.

The total impervious surface will be slightly reduced compared to existing conditions. This change is expected to decrease the volume and rate of stormwater runoff generated from the site. A slight reduction in parking, while still complying with the parking requirement, has decreased the total impervious area when compared to the previously approved plan and existing conditions. The proposed building footprint will be approximately 45,447 square feet, which is a slight reduction when compared to the previously approved building which was approximately 50,000 square feet. Thus, further contributing to a decrease in impervious coverage.

The reduction in impervious area and building coverage will provide a slight reduction in the overall demand on the existing stormwater infrastructure. In addition, stormwater runoff from the proposed building will be collected and conveyed by a series of new roof drain leaders which will connect to the existing stormwater system. The grading of the redeveloped parking area has also been designed to utilize the existing storm structures with some minor grate adjustments and the addition of one new inlet structure in the loading area.

Given the net reduction in impervious surface and reduced building footprint from the previous approved plan, the redevelopment is expected to result in a minor but beneficial improvement in site stormwater performance. Further engineering analysis will be conducted during the design phase to confirm compliance with all applicable stormwater regulations.